

## **SECTION 4.0 - PARKING, LOADING, TRAFFIC, ACCESS**

### **4.1 PARKING AND LOADING**

The off-street parking and loading provisions of this ordinance shall apply as follows:

- 4.11 When the intensity of use of any building, structure, or premises shall be increased through additional dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities as required here-in shall be provided for such increase of intensity of use.
- 4.12 Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the said building or structure was erected prior to the effective date of this ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use, if the latter were subject to the parking and loading provisions of this ordinance.
- 4.13 **Existing Parking and Loading Facilities**  
Accessory off-street parking or loading facilities which were in existence on the effective date shall not hereafter be reduced below, or if already less than shall not be further reduced below, the requirements of this ordinance for a similar new building or use.
- 4.14 **Permissive Parking and Loading Facilities**  
Nothing in this ordinance shall be deemed to prevent the voluntary establishment of contiguous off-street parking or loading facilities to serve any existing use of land or buildings, provided that all regulations herein governing the location, design, improvement, and operation of such facilities are adhered to.
- 4.15 **Control of Off-Site Parking Facilities**  
Where required, parking facilities are provided on land other than the zoning lot on which the building or use served by such facilities is located, they shall be and shall remain in the same possession or ownership as the zoning lot occupied by the building or use to which the parking facilities are accessory. No such off-site parking facilities shall be authorized, and no zoning certificate shall be issued where the plans call for parking facilities other than on the same zoning lot until and unless the Board of Zoning Appeals has reviewed the plans and heard the applicant and made findings that the common ownership or possession of the zoning lot and the site of the parking facilities are reasonably certain to continue, and that the off-site parking facilities will be maintained at all times during the life of the proposed use or building.

#### 4.2 ADDITIONAL REGULATIONS, PARKING

- 4.21 Except as otherwise indicated, required accessory off-street parking facilities provided for uses listed hereinafter shall be solely for the parking of passenger automobiles of patrons, occupants (or their guests), or employees of such uses.
- 4.22 **Collective Provision**  
Off-street parking facilities for separate uses may be provided collectively, if the total number of spaces so provided collectively is not less than the sum of the separate requirements for each such use and provided that all regulations governing locating of accessory parking spaces in relation to the use served are adhered to. Further, no parking space for more than one use unless otherwise authorized by the Board of Zoning Appeals.
- 4.23 **Size**  
Size of each parking space shall not be less than two hundred (200) square feet exclusive of the space required for ingress and egress.
- 4.24 **Access**  
Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements. Tandem parking of vehicles may be permitted on single-car width driveways.
- 4.25 **Design and Maintenance**
- 4.25-1 **Surfacing and Bumper Guards**  
All open off-street parking areas except parking spaces accessory to a single-family dwelling shall be improved with an asphaltic concrete surface, concrete, or some comparable all-weather dustless material, and shall have appropriate bumper guards where needed.
- 4.25-2 **Lighting**  
Any lighting used to illuminate off-street parking areas shall be directed away from residential properties in such a way as not to create a nuisance.
- 4.26 **Mixed Uses**  
When two or more uses are located on the same zoning lot or within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. No parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized by the Board of Zoning Appeals.

4.27 Other Uses

For uses not listed in the following schedule of parking requirements, parking spaces shall be provided on the same basis as required for the most similar listed use, as required by this ordinance, or as varied due to unique circumstances by the Board of Zoning Appeals.

4.3 ADDITIONAL REGULATIONS - OFF-STREET LOADING

4.31 Location

All required loading berths shall be located on the same zoning lot as the use served. No loading berth for vehicles over two tons capacity shall be closer than fifty (50) feet to any property in a Residence District unless completely enclosed by a building wall, or uniformly painted solid fence or wall, or any combination thereof, not less than six (6) feet in height.

4.32 Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements, and subject to approval of the Building Commissioner and County Engineer.

4.33 Surfacing

All open off-street loading berths shall be improved with a compacted macadam base, not less than seven (7) inches thick, surfaced with not less than two (2) inches of asphaltic concrete or some comparable all-weather dustless material.

4.34 Space allocated to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

4.35 For special uses other than prescribed for hereinafter, loading berths adequate in number and size to serve such use as determined by the Board of Zoning Appeals shall be provided.

4.4 SCHEDULE OF OFF-STREET PARKING, LOADING, AND UNLOADING REQUIREMENTS

Off-street parking, and off-street loading and unloading facilities shall be provided in accordance with the following schedule:

USE	NUMBER OF PARKING SPACES WHICH SHALL BE PROVIDED	OFF-STREET LOADING AND UNLOADING SPACES WHICH SHALL BE PROVIDED
Single-family Multi-family	Two per dwelling unit One and one-half per dwelling unit	None required
Motels, hotels, lodging houses	One per lodging unit, plus one stall for each 100 sq. ft. of retail sales or dining area	One for each structure or each 20,000 sq. ft. of gross floor area
Commercial (except as specifically provided below)	One per 200 sq. ft. of gross floor area	One for each shop over 10,000 sq. ft. of gross floor area plus one for each additional 100,000 sq. ft. of gross floor area
Furniture, appliance stores, machinery sales, wholesale storage	One per 400 sq. ft. of gross floor area	One plus one additional for each 25,000 sq. ft. of gross floor area
Offices, banks, or public administration	One per 400 sq. ft. of gross floor area	One for each structure over 40,000 sq. ft. of gross floor area plus one for each additional 100,000 sq. ft. of gross floor area
Manufacturing, warehousing	One for each employee on the maximum working shift, plus one for each vehicle used in the conduct of the enterprise	One for each structure plus one for each 60,000 sq. ft. of gross floor area over 40,000 sq. ft.
Churches, theaters, auditoriums, and other places of assembly	One per five seating spaces	One for each structure over 100,000 sq. ft. of gross floor area
Hospitals, rest homes, nursing homes, etc.	One per three employees, plus one per three beds	One for each 100,000 sq. ft. of gross floor area

4.5 PARKING OF JUNK VEHICLES OR EQUIPMENT PROHIBITED ON RESIDENTIAL PREMISES

Parking or storage of inoperable or unlicensed motor vehicles or parts thereof shall not be permitted in any residential area. No person in charge or control of any residential property in Logan County whether as owner, tenant, occupant, lessee or otherwise, shall allow any inoperable or unlicensed motor vehicle to remain on such property for a period longer than (10) ten days.

4.5(a) Inoperable motor vehicle as used in this section means any motor vehicle:

1. from which for a period of ten (10) days, the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own motor;
2. for which there are no valid license plates;
3. which is in violation of any provisions of the Illinois Vehicle Code which would prohibit the vehicle from being legally driven on the streets or highways of Illinois.

4.5(b) Nothing in this section shall apply to any motor vehicle that is:

1. Kept in an enclosed structure and hidden from view of the public.
2. An operable historic motor vehicle over 25 years of age.
3. On the premises of any business enterprise operating in a lawful place and lawful manner as described in the Illinois Vehicle Code.

4.5(c) The offering for sale of two (2) or more motor vehicles at the same time, the offering for sale of an inoperable motor vehicle or the vehicle parts thereof, is prohibited in residential areas of the county

4.6 TRAFFIC VISIBILITY

No obstruction such as structures, parking, or vegetation shall be permitted in any district between the heights of two and one-half (2 1/2) feet and ten (10) feet above the plane through the mean curb-grade within the triangular space formed by any two existing or proposed intersecting street or alley right-of-way lines, and a line joining points on such lines located a minimum of twenty (20) feet from their intersection.

4.7 DRIVEWAYS

All driveways installed, altered, changed, replaced, or extended after the effective date of this ordinance shall meet the following requirements:

4.71 Openings for vehicular ingress and egress from residential properties shall not exceed twenty-four (24) feet at the street line and thirty (30) feet at the roadway.

- 4.72 Vehicular entrances and exists to drive-in theaters, banks, and restaurants; motels; funeral homes; vehicular sales, service washing and repair stations; garages; or public parking lots shall not be less than two hundred (200) feet from any pedestrian entrance or exit to a school, college, university, church, hospital, park, playground, library, public emergency shelter, or other place of public assembly.

4.8 HIGHWAY ACCESS

No direct private access shall be permitted to the existing or proposed rights-of-way, expressways, nor to any controlled access arterial street without permission of the highway agency that has control jurisdiction, and of the Planning Commission and County Board.

No direct public or private access shall be permitted to the existing or proposed rights-of-way of the following:

- 4.81 Freeways, interstate Highways, and their interchanges or turning lanes, nor to intersecting or interchanging streets within five hundred (500) feet of the most remote end of the taper of the turning lanes.
- 4.82 Arterial streets intersecting another arterial street within one hundred (100) feet of the intersection of the right-of-way lines.
- 4.83 Streets intersecting an arterial street within fifty (50) feet of the intersection of the right-of-way lines.
- 4.84 Access barriers such as curbing, fencing, ditching, landscaping, or other topographic barriers shall be erected to prevent unauthorized vehicular ingress or egress to the above specified streets or highways.
- 4.85 Temporary access to the above rights-of-way may be granted by the County Planning Commission after review and recommendation by the highway agencies having jurisdiction. Such access permit shall be temporary, revocable, and subject to any conditions required and shall be issued for a period not to exceed twelve (12) months.